



- 22.679 total acres on State Highway 21
- 2 separate, contiguous tracts:
 - 2.894 Acres - Inside Bryan city limits fronting SH-21 East
 - 19.785 Acres - Accessed via 2.894 acres. Outside city limits.
- 4 useable buildings on premises:
 - Unfinished Modular Building near Highway 21 entrance - used by owner for storage
 - 2,600 SF brick/metal building divided into 2 tenant suites - both currently leased
 - 1,750 SF metal building with connected single wide mobile home office - currently leased
 - Residential frame house towards rear of property - currently leased
- Good gravel base road with Wixon Water and all available utilities
- Offered For Sale: \$595,000



No warranty or representation, expressed or implied is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the owner.



22.679 Acres

5810 East State Highway 21

Bryan, Texas 77808

1,750 SF Building



2,600 SF Building





22.679 Acres

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